

INFORMATION REPORT INFORMATION REPORT

CENTRAL INTELLIGENCE AGENCY

This material contains information affecting the National Defense of the United States within the meaning of the Espionage Laws, Title 18, U.S.C. Secs. 793 and 794, the transmission or revelation of which in any manner to an unauthorized person is prohibited by law.

SECRET

25X1

COUNTRY East Germany

REPORT

SUBJECT The Wandlitz 20 Villa Project

DATE DISTR.

8 APR 1959

NO. PAGES

9

REFERENCES

RD

Reel # 692

25X1

DATE OF
INFO.
PLACE &
DATE ACQ.

25X1

SOURCE EVALUATIONS ARE DEFINITIVE. APPRAISAL OF CONTENT IS TENTATIVE.

A. Introduction

1. Sonderbaustab 10 (Special Construction Staff 10). In April 1958 the Office of the Presidium of the East German Council of Ministers established a special construction staff with offices in East Berlin which was assigned the designation Sonderbaustab 10. The exclusive purpose for the creation of Sonderbaustab 10 was to do the preliminary planning (Projektierung) and to supervise the construction of all buildings connected with the Wandlitz 20 Villa project. The Office of the Presidium of the Council of Ministers also issued the orders to build the Wandlitz 20 Villa Project. Details of each of the 20 Villas, designed to specification for the occupant, were minutely planned.

2. Completion Date and Building Progress. The entire Project was scheduled to be completed by 31 May 1959; this deadline has been unofficially extended until August 1959. The Recreation Center (Kulturhaus) and the Heating Plant (Heizhaus) are not scheduled to be completed until November-December 1959. As of early March 1959 construction for the entire Project is estimated to have been approximately 75% completed. All of the multiple family dwellings are ready for occupancy. The exterior raw brick construction (Rohbau) of the one-family dwellings (villas) and of the support buildings (Wirtschaftshof) is completed. The remainder of the buildings is still in various stages of completion, none more than 50% finished.

3. Construction Firms Employed on the Project. VEB Hochbau, Berlin-Friedrichshain, is in charge of brick-work construction for all buildings, and for the procurement of all necessary construction materials. This firm has approximately 150 employees working on the Project. Entwurfsbuero 110, Berlin-Karlshorst, Weselerstr. 12, is the construction office to which all plans of Sonderbaustab 10 had to be submitted for final approval before blueprints could be made. This is believed to be a construction firm of the East German Ministry for State Security (MfS). It is headed by a Capt. Peukert (fnu). Walter (fnu), an MfS employee, served as liaison between Sonderbaustab 10 and the unidentified representative of the eventual occupants of the villas. Walter presented requests for specific details desired personally by the prospective occupants and all sketches were presented to him for approval.

SECRET

W

STATE	ARMY	NAVY	AIR	FBI	AEC	CC	OFF
(Note: Washington distribution indicated by "X"; Field distribution by "#")							

INFORMATION REPORT INFORMATION REPORT

SECRET

-2-

25X1

4. Other Individuals Connected with the Project. Klette (fnu), believed to be an employee of the Ministry of the Interior, was responsible for the procurement of such building materials as came under the special government procurement number assigned to the Wandlitz Project. Reschke (fnu), who later became chief of the Project (Objektleiter), was responsible for carrying out the construction to the satisfaction of the Office of the Presidium of the Council of Ministers under whose auspices the Project is being constructed. Theurich (fnu), a private engineer, was responsible for the installation of the heating systems into all buildings except the central project heating plant (Heizhaus).

5. Personnel of Sonderbaustab 10. The office staff of Sonderbaustab 10, located in Berlin NO 55 Greifswalderstrasse 33A, consisted of approximately 25 employees broken down as follows:

Chief: Heinz Glaeske, architect
Deputy: Egon Neye, architect

Ten architects of whom the following are known:

Walter Schmidt, Chief architect

Werner Rose

Konrad Baumer or Baeumer

Frau Gertrud Heinze

Horst Hirschmueller

Rolle, (fnu)

Tellbach, (fnu)

Helmut Koeppe

Frau Blume, (fnu)

Two Cost Planners

One Statistician

Two Purchasing Agents

One Secretary

Four Typists

In addition, three Sonderbaustab 10 employees were located on the Wandlitz construction site itself. All three were construction directors.

6. Inspection Visit of Minister President Otto Grotewohl. In late February 1959, Minister President Otto Grotewohl made an inspection tour of the entire project. He exhibited particular personal interest in the details of Villa Number One.

7. Project Purpose: The entire building complex of the Wandlitz site is intended solely to support the residents of the twenty villas. About 150 support personnel -- such as gardeners, drivers and shopping center employees -- will occupy with their families the 68 apartments of the nine apartment buildings.

B. Description of Wandlitz 20 Villa Project Area

1. General. The Wandlitz 20 Villa Project (see attachment 1) is an area of about four square kilometers in size. The Project fronts on the Bernau-Wandlitz road from about (UU) 9810 to (UU) 9860. Rear of the Project runs from (UU) 975441 to (UU) 977431. (Map coordinates according GSGS 1:25000 Map Sheet Germany 3246)) The site is located partly in an old forest and partly in a new stand of trees. The area itself is flat except for minor elevations of between one and two meters. There is an approximately five meter wide access road connecting the site with the Bernau-Wandlitz road. (Surveying of the area was done by the surveying office of the Bezirk Frankfurt-Oder).

SECRET

SECRET

-3-

25X1

t of Buildings at Site. The following buildings are under construction at the Wandlitz 20 Villa Project Site:

- a. Twenty two-story family villas [redacted] containing ten to twelve rooms. Each villa is individually designed to suit the particular circumstances and desires of the eventual occupants; 25X1
 - b. Shopping Center (Ladenkombinat) for use of occupants of villas [redacted] 25X1
 - c. Recreation Building (Kulturhaus) for use of occupants of villas [redacted]
 - d. Administration Building (Verwaltungsgebäude);
 - e. Nine-apartment buildings (Wohnhäuser) with a total of 68 apartments to house personnel servicing the twenty villas and their occupants [redacted] 25X1
 - f. Barracks for guard company (Unterkunft) [redacted]
 - g. Garage for trucks (LKW Garage) adjoining barracks;
 - h. Shopping Building (Ladengebäude) for use by residents of apartments buildings; [redacted] 25X1
 - i. Passenger car garage (PKW Garage);
 - j. Automotive Repair Shop (Werkstattgebäude);
 - k. Emergency Power Plant (Notstromaggregat);
 - l. Central Heating Plant (Heizhaus);
 - m. Water Pump House and Sewage Disposal Unit (Pumpenlage and Kläranlage);
 - n. Chauffeur's Quarters with Washing Facilities (Wasch- und Aufenthaltsgebäude für Fahrer).
3. A concrete fence, reinforced with steel, two meters in height will surround the immediate area of the villas, and include the Shopping Center for villa occupants, the Recreation Center, and the Administration Building [redacted]. 25X1
[redacted] By early March 1959, construction of this wall had not yet begun although plans for it were complete and excavation was believed underway. 25X1
4. Roads: A network of roads will be surfaced connecting all of the buildings in the site. [redacted] 25X1
5. Set forth below is a more detailed description of the various buildings listed in paragraph 2 above:
- a. Villas: [redacted] 25X1
 - 1) The construction of the one family houses followed to a great degree a standard blueprint. Thus, all the houses were made 10.115 meters wide. The length of the buildings, however, varies according to room plan between 17 meters and 24 meters.

SECRET

-4-

- 2) All houses have cellars, a ground floor, a second floor, and an unfinished attic. The steps from the cellar to the ground floor are artificial stone, from the ground to the second floor natural field stone. The attic can be reached by a folding ladder which in most cases is attached to the ceiling of the second floor. All ceilings are 24 centimeters thick. The roofs of all the one-family houses are supported by double beams and have 30 degree inclines and have a 60 centimeter overhang at the rain gutters.
- 3) In general, the cellars include the following rooms: heating room, coal bin, laundry room, ironing room, drying room, food storage rooms, a toilet for the gardener, and storage rooms. The cellar can be reached from the outside by steps located near the heating room. It is not planned to construct an individual heating unit in the heating rooms at this time, but only in the event the central project heating installation fails to operate. In addition, the chimneys are so constructed and located that even if the heating unit later built in the villas should fail to operate, the most important rooms can be heated through portable stoves. All cellar rooms will be plastered. The floors will be tiled, cemented or covered with linoleum. The exterior walls of the cellar are 49 centimeters thick and are faced with natural stone. The cellar rooms are 2.68 meters high except the coal and heating rooms whose height will be 2.85 meters. All cellar windows have wrought iron grillwork and the light shafts are covered with rust proof grills.
- 4) On the ground floor is the entrance - hall with vestibule, wardrobe, toilet, dining room, living room, study or library, winter garden, kitchen with serving area, broom closet, and pantry. The main entrance is on the north or the west side. The side entrance leads in most cases to the broom closet. The relative position of the living, dining rooms, and kitchen is similar in all houses. The entrance halls, however, are varied. The winter garden is different in each house. There are winter gardens which are attached to the front of the house (houses No. 7 and 5 - [redacted] and 4) and there are winter gardens that lie within the house proper (houses No. 2 and 8 [redacted]).
- 5) All winter gardens attached to fronts of houses have single windows, with blinds, opening to the outside. All other windows are double windows with rolling shutters and electric alarm systems. The alarm release is attached to the house proper. The toilet window and hall window on the north side have grillwork. The height of the ceiling is 3.50 meters.
- 6) The second floor rooms vary in number with up to three children's rooms in some houses. Each house has the following rooms on the second floor in addition to the children's rooms: hallway, main bedroom with dressing room, bath and toilet, one or two studies, guestroom, maid's room with bath and toilet, and in some cases, exercise rooms. Each house has an open balcony on the second floor. The windows on the south and west sides have light metal sun blinds. The other sides have no sun protection. Height of ceiling: 3.25 meters. The unfinished attics are covered with black brick (Halzpfeifen).
- 7) In the ground floor study of each house is a safe. In these houses where there is no study on the ground floor there is a safe in the largest of the second floor studies. Dimensions of the safes: approximately 1.50 meters high by .80 meters wide by .50 meters deep. Furthermore, there is a wall safe in the master bedroom of each house (40 x 40 x 30 centimeters and built into the outer wall).

SECRET

SECRET

25X1

-5-

- 8) In addition to the switchboards for the entire project located in the guard company dormitory, it was necessary to put a telephone switching device in the study of each house. This was necessary because there is a telephone in almost every room. In addition to telephones inside the one family buildings and the telephones handled over the switchboard, each house will have one or two direct lines to Berlin. The latter direct line telephones will be located in the study, bedroom or the guestroom of each house.
- b. Shopping Center for Occupants of the 20 Villas: It is a one story, L-shaped building, with cellar, whose natural stone foundation, light color scheme, and 30 degree incline roof matches the other buildings. This building has salesrooms for meat, bakery goods, groceries, milk and milk products, tobacco, liquor, leather goods and textiles. Cellar storage and cooling rooms are of large capacity to hold considerable reserve stocks. The shopping center stock will be supplied by the HO (State controlled retail organization). All employees of the shopping center will live in the apartment houses (see sub-paragraph e below).
- c. The Recreation Center: It lies south of the one family units and matches in construction the other buildings. Just as the above-cited shopping center, the Recreation Center will be limited to use by residents of the 20 villas. The Recreation Center will contain an auditorium, which can be used also as a movie house, a restaurant with small kitchen, three to six guest rooms and a fairly impressive entrance hall. In another wing of the Recreation Center will be a swimming pool, dressing rooms, massage rooms and toilet. In addition there are rooms for a doctor's office, a barber or beauty shop, and recreation rooms. The swimming pool has automatic windows which lower into the ground and which open onto a large sun-bathing turf terrace. Close by will be two tennis courts. Since the Recreation Center is still in the planning stage, changes in the above are possible.
- d. The Administrative Buildings: It is partially cellared one story building. There are approximately 12 rooms exclusively employed for the internal administration of the project.
- e. The Nine Apartment Houses: Contain 68 apartments which are to be occupied only by personnel servicing the 20 villas and their supporting installations. There are:
- (1) one house with four four-room apartments;
 - (2) two houses with eight three-room apartments;
 - (3) six houses with eight two-and-one half room apartments.

The apartment houses have full cellars, and are two story stereotyped constructions designed by the Entwurfsbuero fuer Typung, Berlin Chausseestrasse. The apartments have outlets for telephone and TV. The kitchens are modern with built-in appliances. Although the entire project has a centralized steam heat system, the apartment houses themselves can be heated with stoves; chimneys are included in the design to facilitate the use of the stoves in case of a malfunction of the central steamheating system. The steampipes will enter the apartment houses from the north. The gas and electric meters for the individual apartments are located on the appropriate floors in a wall niche near the staircase.

SECRET

25X1

SECRET

-6-

All walls are constructed of ordinary brickwork. Ceilings are 24 centimeters thick. The staircase is prefabricated with a total of 16 steps and one landing. The roof is a 37 degree roof with reinforced concrete joists which lie on a 24 centimeter thick center wall. The attic is not finished. The roof is shingled (Falspfannen). The foundation of only those buildings within the concrete fence are faced with natural stone. All other buildings have white-washed foundations.

- f. The Barracks for a Guard Company [redacted] : It is a fully cellared two-story building with a garage for 15 trucks. It could provide sleeping accommodations for about 160 officers and men, although it was planned to install beds and furniture for only about half that many (76 men and six officers). In the cellar of the barrack's long wing there are 15 rooms, two coal cellars, one heating cellar and a janitor's room. The cellar is entered either from the main entrance or from a cellar staircase where there is also a hummer for ashes. No heating unit is being installed since this building will also be serviced by the central heating system. On the ground floor of this building there are washrooms, the armory, and the switchboard installation. Also on the ground floor are rooms for the duty officer, the assistant duty officer, the doctor, the first aid man, as well as a wash room and a toilet. On the second floor are the squad rooms, washroom and a toilet for the guard company. The barrack's ground floor of the short wing contains the service elements of the guard's complex. In the cellar of the short wing are exchange rooms and toilet for kitchen personnel, one room for the electric motors of the refrigeration plant, one room for the gas and electric meters of the entire guard complex, and a storage room for food, cooking utensils, and linens. The cellar room under the dining room will be used for the air-circulation system. On the ground floor of the short wing there is a food preparation room, the hot kitchen with dispensing tables and dishwashing sink, the cold kitchen, the office of the kitchen chief, the refrigeration rooms and the dining room. The kitchen has a capacity to serve 150 persons while the dining room has space for 75 persons. The second story short wing has a large hall, a recreation hall for 75 persons, three squad rooms, with a total of 16 beds and a washroom with toilet. The attic is not finished and can be entered from both sections of the building.
- g. A Garage for Trucks: It is of reinforced concrete; the roof is made out of reinforced cast concrete slabs covered with roofing paper. The garage has room for 15 trucks which are to be used exclusively by the guard complex.
- h. The Shopping Building for use by the apartment house residents is one story with a full cellar. It is to be used only by tenants of the apartment houses. It will contain salesrooms for meats, bakery goods, groceries, milk and milk products, tobacco, liquor, leather goods and textiles. It will be supplied by the HO (State controlled retail organization).
- i. The Passenger Car Garage can accommodate 24 cars. In addition there are three stalls for trucks. The garage has a saddle roof with slight incline and is covered with asphalt shingles. This garage has been placed in a central location within the support complex.
- j. The Automotive Repair Shop contains an automobile repair shop with gasoline pumps and spare parts room. The same building contains a carpentry shop and a locksmith shop. In contrast to the other buildings this one has a simple roof with asphalt shingles.

25X1

SECRET

SECRET

-7-

25X1

- k. The Emergency Powerhouse with transformer lies outside of the administration section quadrangle. It has diesel motors which turn on automatically upon a malfunction of the normal electric supply and can service the entire project. The building is about 60 meters long.
- l. Central Heating Plant: The project is serviced through a hot water steam system fired by oil. The building is constructed of steel and concrete and covered with brick masonry. The diameter of the heating pipes is about 60 centimeters and they lie approximately 60 centimeters underground. The heating tunnels have been designed to make it impossible for anyone to walk or crawl through them. Repairs in the tunnels can only be made by excavating the ground in which the tunnels lie. The building is east of the rest of the project on the entrance street to the administrative quadrangle.
- m. Pumphouse: Drinking water is supplied from the pumphouse next to which there are also located sewage filtration facilities. Rainwater drains through drainage pipes in the ground.
- n. In the Chauffeur's Quarters with Washing Facilities, there are rooms for the changing of clothes, for washing, etc., of the drivers and all other workers of the administrative section. The building also contains a room for the transportation chief and a sales stand of the HO.

C. Schoolings:

Sonderhaustab 10 is also charged with the construction of a new wing on a primary school in Bernau to accommodate the children of the 68 families who live in the apartments. In the cellar of this new wing there is a kitchen for 250 persons, a dining room for about 70 persons, two work rooms with toilets, heating and coal storage rooms and a room for the janitor. The ground and second floors contain eight classrooms for 30 students each, one physical science room, one chemistry laboratory, a principal's office, two office rooms and one teacher's room. The corridor between the new wing and the old building will have a roof and will be screened off on only one side by a glass wall.

D. Security Measures:

1. MfS guards: As of early March 1959, approximately six MfS personnel carried out guard duty throughout the construction site. The guards wore civilian clothes, were apparently armed with sidearms and maintained their roving guard on a 24-hour basis. There was no evidence that they made use of dogs.
2. Employees of Sonderhaustab 10 were advised to keep all details of their activity on this project to themselves and were told that this project was a Regierungsauftrag (government contract) which should not become general knowledge. On the other hand these employees were not required to sign a Westverbot (prohibition to visit West Berlin).
3. A two meter high reinforced concrete wall will surround that part of the complex consisting of the 20 villas, the 20 villa shopping center, the recreation center and the administration building
4. First floor windows of the 20 villas are to have a burglar alarm system.

SECRET

25X1

SECRET

25X1

-8-

E. Cable and Telephone Connections:

1. The central switchboard for the Wandlitz 20 villa site will be located in one of the rooms of the guard company building [redacted]. It is expected that the switchboard will be fairly large and comprehensive and will serve telephone communications among the buildings within the site itself as well as the central exchange for regular telephone communication with Berlin and other outside areas. Further details on the central switchboard are not known. As of early March 1959 no telephone instruments or other equipment had been installed in the guard building.

25X1
25X1

2. Almost every room in each of the villas is to contain a telephone instrument. Moreover each of the villas is to have a direct telephone line to Berlin which will not go through the central switchboard in the guard building. Also projected for each of the villas is a small switchboard to regulate:

- a. Intercom within the house
- b. Communications with other buildings in the Wandlitz site
- c. Direct line to Berlin

3. As of early March 1959 [redacted] no laying of cables within the site or of any excavation for this purpose. Also as of this date no telephone instruments or equipment has yet been installed in any of the buildings.

25X1

[redacted] COMMENT. From the following internal evidence contained in the above report it is believed that this Project is being constructed to house and support 20 high East German functionaries and is not destined for Soviet occupancy.

25X1

a. The Project is being build by a specially created staff which is directly subordinate to the East German Office of the Presidium of the Council of Ministers. [redacted]

25X1
25X1

[redacted] the SED Politburo took an active interest in the genesis of the Project and put pressure upon the elements of the State Planning Commission to provide some of the basic materials for the Project.

b. Minister President Otto Grotewohl inspected the construction area and took a personal interest in the details of the Villa No. One (possibly because he may occupy it).

c. The doorway lintels of another villa had to be raised to accommodate an extremely tall individual - as was the case in the new SED Central Committee for the office of SED Politburo member Alfred Neumann.

d. This Project has a Regierungsnummer entitling it to draw vital materials on a priority basis from other projects if needed.

e. It has been the practice of the Soviets in East Germany to send their children to separate non-German schools; therefore, it is believed that the children to use the new wing being built on the Bernau school will be German.

SECRET

SECRET

25X1

-9-

f. The security of the Wandlitz Project is in the hands of the Ministry for State Security. Only about six MfS employees patrol the Project at any one time. Although employees of Sonderbaustab 10 were not required to sign a declaration not to go to West Berlin they were told not to discuss the Project with any unauthorized individuals because it was a government project. The lax nature of this caveat and the generally loose security patrol in the area are believed to indicate that the East German government considers secrecy only a short term desirability until the occupants move in, when presumably they would be recognized by the local populace.

g. This area is only about 25 minutes commuting distance (by car) from Berlin and would therefore be a convenient drive for functionaries commuting to the city.

h. There are no office buildings in the area and no office space except that required for administration of the area itself.

i. [redacted] this is a Project for occupancy by East German officials is contained [redacted] According to this report VEB Funk-und Fernmeldeanlagenbau, Berlin 017 has assigned technicians who have been informed that this job is a Sonderauftrag, a term applied in the past to jobs carried out for the SED Central Committee or for an East German Ministry.

25X1

25X1

25X1

SECRET